

056.A

0013

0005.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
238,500 / 238,500
238,500 / 238,500
238,500 / 238,500
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		OLD COLONY LN, ARLINGTON

OWNERSHIP

Unit #: 5

Owner 1: OLD COLONY REALTY PARTNERS LLC

Owner 2:

Owner 3:

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 605 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	238,500			238,500		151212
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

PREVIOUS ASSESSMENT		Parcel ID		056.A-0013-0005.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size
2022	102	FV	238,500	0	.
2021	102	FV	235,200	0	.
2020	102	FV	228,600	0	.
2019	102	FV	210,400	0	.
2018	102	FV	174,300	0	.
2017	102	FV	162,200	0	.
2016	102	FV	162,200	0	.
2015	102	FV	153,000	0	.

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99
	18249-339		6/1/1987		No No N

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
10/11/2017									10/11/2017	Measured	DGM	D Mann												
5/6/2000									5/6/2000		197	PATRIOT												

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 13.																	
Sty Ht: 1	- 1 Story			A Bath:	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																				
Foundation: 3	- BrickorStone			A 3QBth:	Rating:																				
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																				
Prime Wall: 7	- Brick			A HBth:	Rating:																				
Sec Wall:				OthrFix:	Rating:																				
Roof Struct: 2	- Hip			OTHER FEATURES																					
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			RESIDENTIAL GRID																	
Color: BRICK				A Kits:	Rating:			1st Res Grid	Desc:	Line 1	# Units:	1													
View / Desir: N	- NONE			Fpl:	0	Rating: Average			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
GENERAL INFORMATION				WSFlue:	Rating:			Other																	
Grade: C	- Average			CONDOS INFORMATION				Upper																	
Year Blt: 1965	Eff Yr Blt:			Location: F	- Front			Lvl 2																	
Alt LUC:	Alt %:			Total Units:				Lvl 1																	
Jurisdict:	Fact: .			Floor: 2	- 2nd Floor			Lower																	
Const Mod:				% Own: 0.552500010				REMODELING				RES BREAKDOWN													
Lump Sum Adj:				Name: 24 - 6039				Exterior:	No Unit	RMS	BRS	FL													
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	3	1	0													
Avg Ht/FL: STD				Phys Cond: AV - Average	30.	%	Additions:																		
Prim Int Wal: 2	- Plaster			Functional:				Kitchen:																	
Sec Int Wall:				Economic:				Baths:																	
Partition: T	- Typical			Special:				Plumbing:																	
Prim Floors: 4	- Carpet			Override:				Electric:																	
Sec Floors:				Total: 30.6			Heating:																		
Bsmnt Flr:				CALC SUMMARY				General:	1	3	1														
Subfloor:				Basic \$ / SQ: 325.00	COMPARABLE SALES			SUB AREA				SUB AREA DETAIL													
Bsmnt Gar:				Size Adj.: 1.49173546	Rate	Parcel ID	Typ	Date	Sale Price			Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Electric: 3	- Typical			Const Adj.: 1.06018400								GLA	Gross Liv Ar	605	513.990	310,965									
Insulation: 2	- Typical			Adj \$ / SQ: 513.992																					
Int vs Ext: S				Other Features: 32712																					
Heat Fuel: 3	- Electric			Grade Factor: 1.00																					
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.00000000																					
# Heat Sys: 1				NBHD Mod:																					
% Heated: 100				LUC Factor: 1.00																					
Solar HW: NO	Central Vac: NO			Adj Total: 343677																					
% Com Wal	% Sprinkled			Depreciation: 105165																					
				Depreciated Total: 238512																					
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:					
SPEC FEATURES/YARD ITEMS												PARCEL ID 056.A-0013-0005.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value							
More: N	Total Yard Items:				Total Special Features:									Total:											